



ENERGY STAR® Data Verification Checklist

93

ENERGY STAR®
Score¹

Schraffts Center

Registry Name: Schraffts Center
Property Type: Office
Gross Floor Area (ft²): 609,636
Built: 1928

For Year Ending: 12/31/2016
Date Generated: 05/22/2017

1. The ENERGY STAR score is a 1-to-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

Property & Contact Information

Property Address

Schraffts Center
529 Main Street
Charlestown, Massachusetts 02129

Property ID: 4039260

Boston Energy Reporting ID:
0201829000 0201829002

Property Owner

Flatley Management Company LLC
35 Braintree Hill Office Park Suite 400
Braintree, MA 02184
() -

Primary Contact

Linda Quinn
35 Braintree Hill Office Park Suite 400
Braintree, MA 02184
781-849-4434
lquinn@flatleyco.com

1. Review of Whole Property Characteristics

Basic Property Information

1) Property Name: Schraffts Center

Is this the official name of the property?

☒ Yes ☐ No

If "No", please specify: _____

2) Property Type: Office

Is this an accurate description of the primary use of this property?

☒ Yes ☐ No

3) Location:

529 Main Street
Charlestown, Massachusetts 02129

Is this correct and complete?

☒ Yes ☐ No

4) Gross Floor Area: 609,636 ft²

☒ Yes ☐ No

Does this represent the entire property? (i.e., no part of the building/property was excluded/subtracted from the total) If "no" please specify what space has been excluded.

5) Average Occupancy (%): (b) (4)

☒ Yes ☐ No

Is this occupancy percentage accurate for the entire 12 month period being assessed?

6) Number of Buildings: 1

☒ Yes ☐ No

Does this number accurately represent all structures?

Notes: This building is occupied seven days a week. The building management system was recently upgraded and the lobby area.

Indoor Environmental Standards

1) Ventilation for Acceptable Indoor Air Quality

☒ Yes ☐ No

Does this property meet the minimum ventilation rates according to ANSI/ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality?

2) Acceptable Thermal Environmental Conditions

☒ Yes ☐ No

Does this property meet acceptable thermal environmental conditions according to ANSI/ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy?

3) Adequate Illumination

☒ Yes ☐ No

Does this property meet the minimum illumination levels as recommended by the Illuminating Engineering Society of North America (IESNA) Lighting Handbook?

Notes: This building continues to utilize vacancy, occupancy and daylight harvesting sensors. Time clocks are also utilized. They still operate three make-up air units that supply outside air to each floor. These units are equipped with VFDs and operate on a timeclock. Each floor is equipped with heat pumps that provide heating and cooling.

2. Review of Property Use Details

Parking: Parking Use

* The U.S. Dept. of Energy used to calculate the 1-100 ENERGY STAR Score.

★ 1) Open Parking Lot Size: 310,530 ft²

Is this the total area that is lit and used for parking vehicles? Open Parking Lot Size refers specifically to open area, which may include small shading covers but does not include any full structures with roofs. Parking lot size may include the area of parking spots, lanes, and driveways.

☒ Yes ☐ No

★ 2) Partially Enclosed Parking Garage Size: 0 ft²

Is this the total area of parking structures that are partially enclosed? This includes parking garages where each level is covered at the top, but the walls are partially or fully open.

☒ Yes ☐ No

★ 3) Completely Enclosed Parking Garage Size: 0 ft²

Is this the total area of parking structures that are completely enclosed on all four sides and have a roof? This includes underground parking or fully enclosed parking on the first few stories of a building.

☒ Yes ☐ No

★ 4) Supplemental Heating: No

Is this the correct answer to whether your parking garage has Supplemental Heating, which is a heating system to pre-heat ventilation air and/or maintain a minimum temperature during winter months?

☒ Yes ☐ No

Notes: All parking is located outside

Office: Building Use

★ This Use Detail is used to calculate the LEED ENERGY STAR Score.

★ 1) Gross Floor Area: 609,636

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning

☒ Yes ☐ No

staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) Number of Computers (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes: The building continues to use three condenser water pumps that serve the cooling towers. The building is still equipped with three secondary condenser water pumps, two heat exchangers, three boilers, three hot water pumps and rooftop units. All pumps are equipped with VFDs.

3. Review of Energy Consumption

Data Overview			
Site Energy Use Summary		National Median Comparison	
Electric - Grid (kBtu)	(b) (4)	National Median Site EUI (kBtu/ft²)	109.8
Natural Gas (kBtu)		National Median Source EUI (kBtu/ft²)	298
Total Energy (kBtu)	33,745,459.2	% Diff from National Median Source EUI	-49.6%
Energy Intensity		Emissions (based on site energy use)	
Site (kBtu/ft²)	55.4	Greenhouse Gas Emissions (Metric Tons CO2e)	2,660.8
Source (kBtu/ft²)	150.2	Power Generation Plant or Distribution Utility: NSTAR Co [Eversource Energy]	
Note: All values are annualized to a 12-month period. Source Energy includes energy used in generation and transmission to enable an equitable assessment.			

Summary of All Associated Meters

The following meters are associated with the property, meaning that they are added together to get the total energy use for the property. Please see additional tables in this checklist for the exact meter consumption values.

Meter Name	Fuel Type	Start Date	End Date	Associated With
(b) (4)	Natural Gas	12/04/2012	In Use	Schraffts Center
	Natural Gas	12/04/2012	In Use	Schraffts Center
	Natural Gas	12/04/2012	In Use	Schraffts Center
	Natural Gas	12/05/2012	In Use	Schraffts Center
	Natural Gas	12/04/2012	In Use	Schraffts Center
NSTAR Electric Meter Numbers	Electric	01/01/2013	In Use	Schraffts Center

Total Energy Use

☒ Yes ☐ No

Do the meters shown above account for the total energy use of this property during the reporting period of this application?

Additional Fuels

☒ Yes ☐ No

Do the meters above include all fuel *types* at the property? That is, no additional fuels such as district steam, generator fuel oil have been excluded.

On-Site Solar and Wind Energy

☒ Yes ☐ No

Are all on-site solar and wind installations reported in this list (if present)? All on-site systems must be reported.

Notes: No comment

Natural Gas Meter: (b) (4) (therms)

Associated With: Schraffts Center

Start Date	End Date	Usage
12/05/2015	01/06/2016	(b) (4)
01/06/2016	02/06/2016	
02/06/2016	03/09/2016	

Start Date	End Date	Usage
03/09/2016	04/07/2016	(b) (4)
04/07/2016	05/06/2016	
05/06/2016	06/06/2016	
06/06/2016	07/07/2016	
07/07/2016	08/06/2016	
08/06/2016	09/07/2016	
09/07/2016	10/06/2016	
10/06/2016	11/03/2016	
11/03/2016	12/06/2016	
12/06/2016	01/06/2017	
Total Consumption (therms):		
Total Consumption (kBtu (thousand Btu)):		

Total Energy Consumption for this Meter ☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes: No comment

Natural Gas Meter: (b) (4) (therms)

Associated With: Schraffts Center

Start Date	End Date	Usage
12/05/2015	01/06/2016	(b) (4)
01/06/2016	02/06/2016	
02/06/2016	03/06/2016	
03/06/2016	04/06/2016	
04/06/2016	05/06/2016	
05/06/2016	06/06/2016	
06/06/2016	07/07/2016	
07/07/2016	08/06/2016	
08/06/2016	09/07/2016	
09/07/2016	10/06/2016	
10/06/2016	11/07/2016	

Start Date	End Date	Usage
11/07/2016	12/06/2016	(b) (4)
12/06/2016	01/06/2017	
Total Consumption (therms): Total Consumption (kBtu (thousand Btu)):		
Total Energy Consumption for this Meter <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?		
Notes: No comment		

Natural Gas Meter: (b) (4) (therms)			
Associated With: Schraffts Center			
Start Date	End Date	Usage	
12/05/2015	01/06/2016	(b) (4)	
01/07/2016	02/06/2016		
02/06/2016	03/09/2016		
03/09/2016	04/07/2016		
04/07/2016	05/06/2016		
05/06/2016	06/06/2016		
06/06/2016	07/07/2016		
07/07/2016	08/06/2016		
08/06/2016	09/07/2016		
09/07/2016	10/06/2016		
10/06/2016	11/03/2016		
11/03/2016	12/06/2016		
12/06/2016	01/06/2017		
Total Consumption (therms): Total Consumption (kBtu (thousand Btu)):			(b) (4)
Total Energy Consumption for this Meter <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes: No comment

Natural Gas Meter: (b) (4) (therms)

Associated With: Schraffts Center

Start Date	End Date
12/04/2015	01/05/2016
01/05/2016	02/05/2016
02/05/2016	03/07/2016
03/07/2016	04/05/2016
04/05/2016	05/06/2016
05/06/2016	06/06/2016
06/06/2016	07/07/2016
07/07/2016	08/09/2016
08/09/2016	09/08/2016
09/08/2016	10/06/2016
10/06/2016	11/03/2016
11/03/2016	12/07/2016
12/07/2016	01/09/2017

Total Consumption (therms):

Total Consumption (kBtu (thousand Btu)):

Usage

(b) (4)

Total Energy Consumption for this Meter

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes: No comment

Natural Gas Meter: (b) (4) (therms)

Associated With: Schraffts Center

Start Date	End Date	Usage
12/05/2015	01/06/2016	(b) (4)
01/06/2016	02/06/2016	
02/06/2016	03/07/2016	
03/07/2016	04/07/2016	
04/07/2016	05/06/2016	
05/06/2016	06/06/2016	
06/06/2016	08/06/2016	
08/06/2016	09/07/2016	
09/07/2016	10/06/2016	
10/06/2016	11/03/2016	
11/03/2016	12/06/2016	
12/06/2016	01/06/2017	

Total Consumption (therms):

Total Consumption (kBtu (thousand Btu)):

Total Energy Consumption for this Meter

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes: No comment

Electric Meter: NSTAR Electric Meter Numbers (kWh (thousand Watt-hours))

Associated With: Schraffts Center

Start Date	End Date	Usage	Green Power?
12/31/2015	01/31/2016	(b) (4)	No
01/31/2016	02/29/2016		No
02/29/2016	03/31/2016		No
03/31/2016	04/30/2016		No
04/30/2016	05/31/2016		No
05/31/2016	06/30/2016		No
06/30/2016	07/31/2016		No
07/31/2016	08/31/2016		No
08/31/2016	09/30/2016		No
09/30/2016	10/31/2016		No
10/31/2016	11/30/2016		No
11/30/2016	12/31/2016		No
Total Consumption (kWh (thousand Watt-hours)):		(b) (4)	
Total Consumption (kBtu (thousand Btu)):		(b) (4)	

Total Energy Consumption for this Meter

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes: No comment

4. Signature & Stamp of Verifying Licensed Professional

David Bonifacio (Name) visited this site on 5/22/17 (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature:  Date: 5/31/17

Licensed Professional
License: 075476 in NY

David Bonifacic
110 William St. 23rd Floor
New York, NY 10038
2127918300
dbonifacic@wbengineering.com



NOTE: When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

Professional Engineer Stamp
(if applicable)